



## Tri-COG Collaborative (TCC) Title Clearing/Acquisition Tools

<i>Tool</i>	<i>What is it? What does it do?</i>	<i>Unit Cost</i>	<i>Source of Law</i>	<i>Where in TCC?</i>
<b>Existing Tools:</b>				
Exoneration	A taxing body has discretion to exonerate persons from the payment of real estate taxes. A property tax exoneration relieves or discharges a taxpayer from the liability of the payment of taxes. (See <a href="#">PA Legislator's Municipal Deskbook, Third Ed. 2007</a> )	Internalized by Municipal Manager/Tax Collector	Local Tax Collection Law, 72 P.S. §5511.37 Case: Laws v. Chest 16 Pa. D.&C.3d 432 (1980)	Everywhere
Compromise of Taxes (Title clearing tool only, used after property has been acquired.)	Taxing bodies agree and petition the Court of Common Pleas approve adjustment of the taxes that the taxing bodies are owed.	Attorney's Fee; Court Filing Fees	Local Tax Collection Law, 72 P.S. §5551	Everywhere
Donation	Sets out the procedure for three taxing bodies' coordination or waiver of taxes owed when one accepts the donation of a tax delinquent property.	Paper work; Lien satisfaction filing fees; \$150 deed recording fee;	Municipal Claims and Tax Lien Law (MCTLL) 53 P.S. §§7108.1, 7143, Act 18 of 2006	Everywhere

<i>Tool</i>	<i>What is it? What does it do?</i>	<i>Cost</i>	<i>Source of Law</i>	<i>Where in TCC?</i>
Vacant Property Recovery Program	RAAC procedure for transferring abandoned property	Varies	Urban Redevelopment Law, 35 P.S. 1712.1, Act 113 of 2002	Participating municipalities
Quiet Title Action (Title clearing only)	A property owner's legal action challenging claim(s) on the property.	Court filing & service of process fees	Pennsylvania Rules of Civil Procedure, Rules 1061 et. seq.	Everywhere
Tax or Municipal Claim Foreclosure	Legal proceedings for tax or municipal lien collection, in rem judgment & judicial sale.	\$6,000.00	MCTLL, 53 P.S. §7101 et seq.	Everywhere
3 <sup>rd</sup> Class City Treasurer's Sale	Non-judicial proceeding for collection of taxes.	<\$500.00 (includes title exam)	Delinquent Tax Sale Act of 1931, 53 P.S. §37541 et seq.	Clairton, Duquesne, McKeesport
<b>PA Land Bank Act Tools:</b>				
Tax Lien Assignment to Land Bank	Land bank initiates collection and foreclosure proceedings.	(System costs rather than unit cost)	Land Banks Act of 2012, 68 Pa.C.S.A. § 2117 (d)(1)	Land bank municipalities
Intervention in Tax Sale	By agreement between land bank & public entities whose claims comprise upset price.	\$6,000.00	Land Banks Act, §§ 2117 (d), (e.1)	ditto
Discharge (Note: This and next tool are title clearing tools only, used after property has been acquired.)	A land bank, by board resolution, may "discharge a lien or claim to its real property for tax owed to the members of a land bank."	Lien satisfaction fees	Land Banks Act, 68 Pa.C.S.A. § 2117 (a)	ditto
Expedited Quiet Title Action	Land bank's action under land bank act timeframes	One filing fee for multiple	Land Banks Act, 68 Pa.C.S.A. § 2118	ditto

